



Flat 20 Beverley Court, Bath Road, Worthing, BN11 3PF
Price Guide £225,000



A spacious second floor apartment with BALCONY, SEA VIEW and LOFT SPACE. Conveniently located in Bath Road near to the seafront promenade, local shops and transport links. The accommodation briefly comprises, communal entrance with stairs to second floor, front door opening to hall, 18ft living room with south facing sea view, balcony, 16ft kitchen/diner with sea view, double bedroom with built in wardrobe and modern feature bathroom/Wc, This apartment benefits from double glazing, loft space, sea views and remainder of 999 year lease.

- Second Floor Apartment
- Sea Views
- Sun Balcony
- Loft Space
- Dual Aspect 18ft Lounge/Diner
- Refitted Bathroom/Wc
- Popular West Worthing
- Remainder of 999 Year lease





Communal Entrance

With staircase rising to the second floor.

Second Floor

Front door opening to;

Entrance Hall

Cloaks cupboard. Airing cupboard housing hot water cylinder and slatted shelves. Access hatch to large partially boarded loft space.

Living Room

5.49 x 3.75 (18' x 12'4")

Double glazed Southerly aspect window with sea view. Double glazed window to side. Double glazed door opening to balcony. Fitted electric fire with surround. Wall mounted heater.

Sun Balcony

Enclosed by railings and giving sea and rooftop views.



Kitchen / Diner

4.9m x 2.44m (16'1" x 8')

Range of work surfaces with cupboards and drawers under. Inset sink drainer unit. Space for washing machine, fridge and cooker with fitted extractor above. Matching wall cupboards with end display shelves. Wall mounted heater. Double glazed window with sea views. Built-in double larder shelved cupboard. Part tiled walls. Recessed utility cupboard.

Double Bedroom

3.96m x 3.43m (13' x 11'3")

Double glazed window to rear and side. Wall mounted electric heater. Fitted double wardrobe.

Modern Bathroom/Wc

Beautifully refurbished offering a shaped bath with independent shower, ceiling mounted shower head, shower attachment and concealed wall controls. Modern vanity sink with floating drawers under. Concealed cistern WC with dual flush control. Double



glazed obscure glass window. Part tiled walls. LVT flooring. Chrome towel radiator. Inset spotlights.

Communal Gardens

Beautifully maintained gardens surround the development.

Required Information

Leasehold

Length of lease: 940 years remaining

Annual service charge: £1484.04 Includes window cleaning.

Annual ground rent: £15

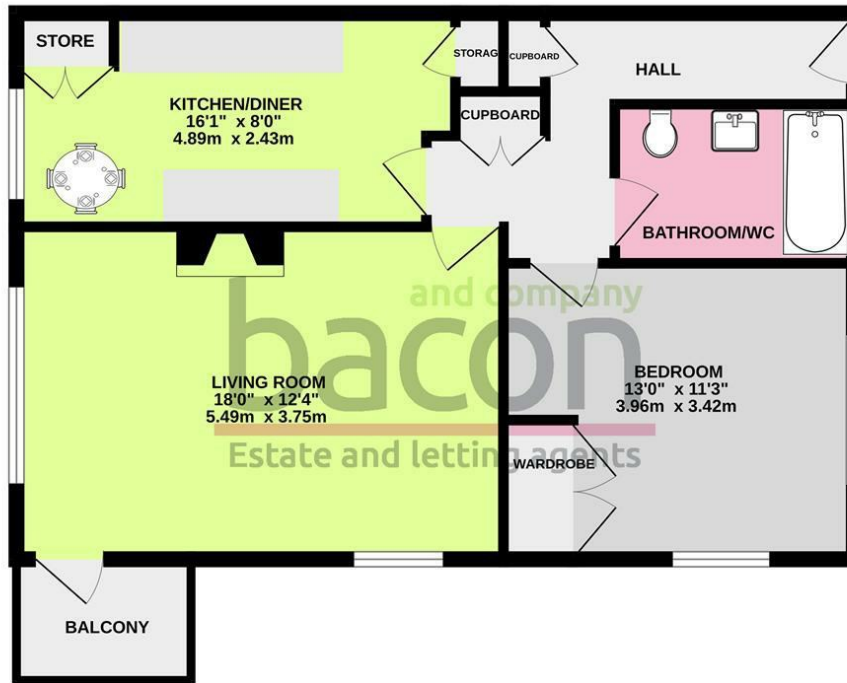
Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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